
HISTORY OF THE PROPERTY

The following represents the most recent transfer of ownership with respect to the subject property:

Location:	99 East Street Middletown, Connecticut
Grantor:	Estate of Henry Smolen
Grantee:	Tina Tomassetti
Legal Reference:	Volume 1182, Page 591 of the Middletown Land Records
Date of Transfer:	November 30, 1998
Sale Price:	Not applicable
Type of Deed:	Certificate of Devise, Descent or Distribution
Financing:	Not applicable

A copy of the deed and the legal description of record is included in the *Addenda* of this report. Currently, the subject property is not listed or under contract for sale.

History of the Subject Use

The subject improvement, a two-story, wood frame, colonial style dwelling, was constructed in 1949. On August 27, 1956, Ruth E. Brovall transferred the subject property, including approximately 35 acres of vacant land, via Quit-Claim Deed per Volume 276, Page 135, to Nena S. Smolen and Henry Smolen. On October 1, 1979, Nena S. Smolen died, leaving her estate to Henry Smolen per Volume 570, Page 288, as one of joint tenants with right of survivorship. The subject property, containing 35 acres more or less, was left to Tina Tomassetti on November 30, 1998, via certificate of Devise, Descent or Distribution.

Geographic Characteristics

The city of Middletown is located geographically in the center of the Connecticut within Middlesex County and within the Hartford/New Haven corridor. The city is bordered on the north by the town of Cromwell; on the northwest by the town of Berlin; on the west by the city of Meriden; on the southwest by the town of Middlefield; on the south by the towns of Durham and Haddam; and on the east by the Connecticut River. The towns of Portland and East Hampton are situated just east of the Connecticut River.

Population Characteristics

The geographical area of Middletown is 40.89 square miles and the estimated population, as of 1995 U.S. Census update, was approximately 42,990 residents. The town currently is ranked 22nd among the 169 communities in Connecticut with respect to population size. From 1990 to 1995, the population has increased by .53%. Growth trends and population statistics of neighboring communities are as follows:

<u>Municipality</u>	<u>Land Area (Sq. Miles)</u>	<u>1995 Population</u>	<u>1990 - 1995</u>	<u>Density</u>
Middletown	40.9	42,990	.53%	1,051
Cromwell	12.4	12,420	1.09%	1,002
Berlin	26.5	17,150	2.16%	647
Meriden	23.7	57,980	-2.52%	2,446
Middlefield	12.7	3,950	.64%	311
Durham	23.6	5,930	3.45%	251
Haddam	44.0	6,920	2.23%	157
Portland	23.4	8,520	1.21%	364
East Hampton	35.6	10,830	3.85%	304
Middlesex County	369.3	145,090	1.32%	393
State of Connecticut	4,845.4	3,289,090	.06%	679
Average Per Town	28.7	19,462	.06%	679

Population Characteristics (Continued)

Connecticut as a whole has been losing its residents since 1990, primarily due to the soft Connecticut economy. Experts in demographics indicate that population growth has returned once again to equilibrium in Connecticut in recent years. Population growth in the subject area and throughout Middlesex County has been slow to steady, similar to the state of Connecticut as a whole. In general, rural/suburban communities in Connecticut have experienced population growth; whereas, major cities throughout the state, such as Waterbury, Bridgeport, Hartford, and New Haven, have exhibited significant population declines over the past four years.

Employment and Economic Characteristics

As of 1995, Middletown had a per capita income of \$25,614, which compares to \$28,252 for Middlesex County, during the same time period. With respect to unemployment, the city demonstrated an unemployment rate of 3.7% in November of 1998, which compares to a 3.4% rate for the Hartford Labor Market area, 3.4% for the entire state of Connecticut, and 4.1% for the United States. Employment opportunities are available in Middletown, Meriden, New Britain, Hartford, and New Haven, as well as the smaller suburban towns.

New Developments

- 1) Three new industrial buildings approved for construction by Middletown Planning and Zoning with gross building areas ranging between 10,000 and 20,000 square feet. The sites are located in the general Westfield area. Two additional industrial sites are proposed for the city to be located near the Aetna-Middletown complex. CES Corporation is the major new building proposed for construction.
- 2) New retail and municipal construction is occurring along the East Main Street area, including a CVS and Hollywood Video store. A new strip shopping center is in the works. A new 50,000 square foot retail area and city police station is being constructed in the Main Street area. There is also strong consideration for a movie theater complex in downtown Middletown.
- 3) Three to four residential subdivisions, each with over 100 lots, are in various stages of acquiring approvals and early construction.
- 4) A new 204-unit apartment complex in the Forest Glen section (Westlake area near the Cromwell town line) is approved for construction.

New Developments (Continued)

- 5) A 127 lot residential subdivision "The Hunt Club" located off East Street, north of the subject property is nearing completion. Single-family homes are being sold in the \$140,000 to \$170,000 price range.
- 6) An 18 hole public golf course located on Atkins Street near the Berlin town line has been approved for construction, with a start date projected for mid-January 1999. The name of the new course is Pistol Creek.
- 7) The Meadows at Riverbend off East Street and Tuttle Road has been approved for construction. The site will include 359 single-family dwellings on 10,000 square foot lots. Houses will range in size from 2,000 – 2,600 square feet, priced between \$170,000 and \$220,000. An 18 hole gold course will be constructed as part of the subdivision development.

According to the Middletown City Planner, new construction is increasing in the city of Middletown.

Market Conditions

Middletown is diverse with respect to its commercial and residential real estate. Similar to most areas of Connecticut, property values of all types generally have declined in the city since 1989. According to *The Commercial Record*, residential sales activity has increased by approximately 19.3% over the past year, based on 718 sales. The median sale price of a home is at a reasonable price of \$115,000 (excluding condominiums), as of the Third Quarter of 1998, which represents minimal change from 1997.

According to published surveys, the industrial market in the Greater Hartford area has been improving over the past year with the overall industrial vacancy rate decreasing from 14% to 11%, as of the Third Quarter of 1998. Commercial brokers in Middletown also indicate gradual improvement, if any, in the office, industrial, and retail market.

Transportation Facilities

The city benefits from good highway access to Interstate 91 and Route 9. Routes 72 and 66 also provide routing to points throughout the city, as well as neighboring communities. Public bus transportation is available along most major routes of transportation. Air transportation is within 30 miles via Bradley International Airport in Windsor Locks, CT. Rail service also is available in the community.

Summary

In summary, the city of Middletown has an above-average general and specific location with respect to proximity to major highways, employment centers, and urban amenities. The city has suffered in the early-1990's, similar to other urban areas with respect to its economic conditions. However, market conditions are improving gradually in the city and throughout the region.

NEIGHBORHOOD ANALYSIS

The subject property is located in the northwesterly section of the City of Middletown approximately one mile easterly of Exit 20 on Interstate 91. The subject property is also within two miles proximity of the Meriden city line to the west and the Berlin town line to the north. The subject neighborhood is bounded on the north by Miner Street; on the east by Route 72/3, a.k.a. Newfield Street; on the south by Sisk Street; and on the west by Miner Street and Interstate 91.

The general neighborhood is residential in character consisting primarily of older and newer single-family dwellings and large vacant parcels of residentially zoned land to the west and south of the subject property. Some recognizable landmarks in the general neighborhood include the Aetna Middletown complex to the north near the intersection of I-91 and Industrial Park Road; and Route 72/3 which runs parallel with East Street and is noted for its concentration of newer automobile dealerships and other commercial establishments.

The immediate neighborhood centers around the intersection of East Street/Ballfall Road and Country Club Road/Westfield Street, representing one of the few remaining, lightly developed areas in the city. East Street, a.k.a. Route 217, runs in a north/south direction from Country Club Road to Route 72. Much of the property to the north of the subject off East Street has been developed with residential subdivisions of single-family dwellings and several apartment buildings over the past 15 years. The newer homes are in the \$150,000 - \$175,000 price range and approximately 1,600 - 2,000 square feet in area. The subject property is bordered by single-family dwellings along the southerly boundary line whose lots have frontage along the northerly side of Country Club Road. The subject site is bounded by City of Middletown property (i.e. The Van Buren Moody Elementary School) and vacant land to the west, and by South Plumb Road to the north. Three parcels of vacant land are situated along the northerly side of South Plumb Road and East Street ranging in size from 5 - 24 acres.

East Street in the immediate neighborhood consists primarily of established dwellings of colonial- and cape-style as well as a few larger ranch-style homes. The immediate areas to the east and southeast of the subject property are developed heavily with single-family homes.

In summary, the subject neighborhood is considered to be one of the more desirable residential areas in the city providing good access to I-91 and Route 72. A large shopping plaza is within convenient access at the intersection of Routes 72 and Route 9 in nearby Cromwell. Steady growth in the general neighborhood is anticipated in the ensuing years.

Site and Topographical Characteristics

The subject property consists of an irregularly shaped, level – gently rolling and lightly wooded parcel of land having approximately 560 feet of frontage along the westerly side of East Street, and approximately 800 feet of frontage along the southerly side of South Plumb Road. The site has a total land area of approximately 34.5 acres. The site has no unusual topographical characteristics being level with the street grade of East Street and South Plumb Road and generally level and cleared in a westerly and southerly direction before becoming gently rolling terrain with some wooded area.

A portion of the site is currently improved with a two story plus basement, wood frame, colonial style single-family dwelling with a two car attached garage. The dwelling is located in the southeasterly corner of the site along East Street on approximately .69 of an acre of land or 30,000 square feet. Site improvements include a paved semi-circular driveway, walkways, exterior lighting and landscaping. The remainder of the site, approximately 33.8 acres, is vacant undeveloped designated forest/farm land.

View Amenity

The site has a residential view along East Street and a view of open, undeveloped farm land on South Plumb Road.

Visibility/Exposure

The exposure along East Street is average with average visibility across part of the vacant portion of the parcel.

Excess Land

The site has a total land area of 34.5 acres. Approximately .69 of an acre has been designated as a house lot based on R-3 zoning requirements in the area. The remaining 33.8 acres of land are considered to be excess acreage.

Environmental Concerns

No obvious signs of ground contamination or hazardous wastes were evident; however, please note that your appraiser is not an expert in determining the presence of hazardous wastes or ground contamination.

Flood Zone and Inland Wetlands

An examination of the Flood Insurance Rate Map (FIRM) Community Panel Number 0900680007 B, dated July 16, 1990, revealed that the subject property is located in a Zone X (unshaded) area determined to be outside the 500-year flood plain. An examination of the Middletown Inland Wetlands Map indicates that the site has an area of inland wetlands located in the south central portion of the property consisting of approximately 15-20% of the total site area.

Easements, Restrictions, Encroachments

The subject property has no adverse easements, restrictions, reservations, encroachments, or governmental ordinances noted.

Public Utilities and Roadways

All public utilities are connected to the property (subject improvement), including public water, sanitary sewers, natural gas, electricity, and telephone service. East Street is a macadam paved, state-maintained highway, improved with street lights and signals, sidewalks, storm sewers, fire hydrants, and curbing. Two curb cuts provide vehicular ingress/egress to the dwelling. South Plumb Road is a city approved street that is unpaved and without public water or services.

ZONING

The subject property is located within the R-30 Residential Zone.

Permitted Uses

Single-family dwellings; farming or other agriculture uses; cemeteries; churches and other places of worship; educational institutions; outdoor recreational uses such as parks, playgrounds, golf courses, boating areas and community buildings.

Yard and Bulk Requirements

Minimum Requirements:

Lot Frontage:	150 feet
Lot Area:	30,000 square feet
Front Yard:	40 feet
Side Yard:	15 feet
Rear Yard:	30 feet

Maximum Requirements

Building Height:	Three stories or 36 feet
Lot Coverage:	25% of the lot area

Parking Requirements: - Three spaces per dwelling

Conformity

The subject property represents a conforming use based on current zoning requirements.

ASSESSMENT AND REAL ESTATE TAXES

The City of Middletown assesses its real estate based upon 70% of market value as of the October 1, 1987, Revaluation. The mill rate for the October 1, 1997, Grand List is 24.4 mills. Therefore, the assessment and annual real estate taxes due in July of 1998, and January of 1999, are as follows:

Assessment

Building:	\$87,900
Land:	24,500
Site Improvements:	4,500
Excess Acreage:	<u>5,200</u>
Total:	\$122,100

<u>Total</u>		<u>Mill Rate</u>		<u>Annual Real</u>
<u>Assessment</u>		<u>Factor</u>		<u>Estate Taxes</u>
\$122,100	@	.0244	=	\$2,979.24
		Rounded to:		\$3,000

Notes:

- *Tax payments are current for 1998/99.*
- *The subject property is located in the 3rd Fire District and subject to an additional tax rate of 1.10 mills, which totals \$134.37.*
- *The City of Middletown has recently completed a revaluation of all real estate effective as of the October 1, 1998, Grand List. The new assessment for the subject property is \$119,380*

ASSESSMENT AND REAL ESTATE TAXES (Continued)

Future Projections

In order to project future real estate taxes, an analysis of the mill rate history has been performed as follows:

<u>Grand List Year</u>	<u>Mill Rate (includes fire tax)</u>	<u>Percentage Change</u>
October 1, 1992	22.20	N/A
October 1, 1993	23.50	5.86%
October 1, 1994	24.00	2.13%
October 1, 1995	24.20	.83%
October 1, 1996	24.20	<u>0.00%</u>
	Average Annual Percentage Change:	2.21%

Note: A five-year phase-in program occurred following the October 1, 1987, Revaluation; consequently, the mill rate history has been analyzed over the past five years.

Summary

Based on the mill rate history and planned new construction in the city, the mill rate and real estate taxes should continue to increase each year on average by approximately 3%.

DESCRIPTION OF THE IMPROVEMENTS

The subject site is improved with a two-story with basement, wood frame, colonial style single-family dwelling with a two car attached garage. The following general description is based upon an interior and exterior inspection of the improvements, as well as public records and a discussion with Tina Tomassetti, the current owner.

General Characteristics

Type:	Two-story with basement, wood frame, colonial style, single-family dwelling with an attached two car garage
Age:	Built 1949
Gross Living Area:	1,536 square feet
Basement:	Full unfinished basement
Attic:	Unfinished attic area

Exterior Construction Details

Foundation:	Poured concrete
Walls:	Aluminum/vinyl covered siding, supported by typical wood frame construction
Windows:	Wood frame double hung windows with storms and screens
Roof:	Gambrel style roof covered with asphalt shingles
Doors:	Solid wood doors and aluminum storm doors
Gutters and Downspouts:	Aluminum

DESCRIPTION OF THE IMPROVEMENTS (Continued)

Interior Layout

The dwelling has a total of six rooms and two full bathrooms. In addition, the house has an attached enclosed porch, a breezeway, and a two car attached garage. The basement is full and unfinished with a hatchway. The first floor has three rooms including a kitchen, a living room, and a dining room plus a bathroom with a water closet, a sink and a shower stall. The second floor includes three bedrooms and a full three fixture bathroom containing a tub with shower over.

Interior Construction Details

Floors:	Primarily hardwood flooring with vinyl in the kitchen and the bathrooms
Walls:	Plaster throughout
Ceilings:	Plaster throughout
Kitchen:	Standard kitchen with wood cabinets, counter tops, a sink and appliances
Fireplace:	One fireplace in the living room first floor
Lavatories:	<p>The first floor bathroom contains a sink, a water closet, and a ceramic tile shower stall.</p> <p>The second floor bathroom includes a sink, a water closet, and a tub with a shower over.</p>

Mechanical Systems

Heating and Air Conditioning:	The dwelling is heated by an oil fired boiler producing forced warm air heat.
Electrical Service:	60-100 amps
Sprinklers:	None
Plumbing/Hot Water:	Adequate
Additional Features:	<ul style="list-style-type: none">- 10' x 13' (130 sq. ft.) enclosed porch8' x 11' (88 sq. ft.) breezeway24' x 24' (576 sq. ft.) two car garage23' x 45' (1,035 sq. ft.) metal pole barn

Physical Condition

The dwelling and garage are in average overall physical condition in need of general maintenance. The free standing metal pole barn is in fair physical condition. The front exterior entrance area is in need of repair and broken garage windows require repair.

Functional Utility

The structure contains a functional design and layout for use as a single-family residence.

Lead Paint

The dwelling was built in 1949, prior to 1978, when lead paint was evident in almost all dwellings. Therefore, lead paint may exist in the dwelling. However, an interior inspection was not possible to examine the presence of flaking, cracking, or peeling.



***Front view of the detached, metal pole barn;
dated December 31, 1998***

HIGHEST AND BEST USE

Real estate is valued in terms of its highest and best use. *Highest and Best Use* is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

The highest and best use of a property is determined by participants in the market. A use that maximizes the return on an investment property represents the highest and best use. In appraising real estate, the concept of highest and best use is the basis for which market value is estimated.

The highest and best use also takes into account the contribution of a specific use to the community and community development goals as well as to the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats and the like.

In determining the highest and best use of a property, two considerations must be made including 1) the highest and best use of the site as if vacant, and 2) the highest and best use of the property as improved. The highest and best use of the land as if vacant may be different from the highest and best use of the land as improved. This occurs when the improvements no longer contribute to the overall value of the property, or they do not represent the property's ideal use.

The highest and best use of the land as if vacant and as improved must meet four criteria. They are identified and described as follows:

1. ***Physically Possible:*** *Certain characteristics make a vacant site physically possible for development, such as its size, shape, soil conditions, the availability of utilities, topography, etc. An improved site should also be analyzed with respect to building size, style and design, functional utility, and physical condition of the improvements, and other physical characteristics in determining whether the improvements are physically possible.*

2. **Legally Permissible:** *Those uses allowed on the site are considered legally permissible. Some of the factors which indicate whether a property is legally permissible include: public and private restrictions, lease encumbrances, zoning, building codes, environmental regulations, and any other governmental laws and/or regulations.*
3. **Financially Feasible:** *Various uses that are physically possible and legally permissible should be analyzed to determine which will produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All alternative uses anticipated to produce a positive return are regarded as financially feasible.*
4. **Maximum Profitability:** *Among financially feasible uses, the use that produces the highest price or value consistent with the rate of return warranted by the market is the maximally profitable use. This criteria also is referred to as maximally productive.*

HIGHEST AND BEST USE ANALYSIS

Physically Possible and Legally Permissible

The subject property consists of an irregularly shaped, generally level/gently rolling and lightly wooded parcel, consisting of approximately 34.5 acres of land. The mostly vacant site is improved with a two-story, wood frame, colonial-style, single-family dwelling located in the southeast corner of the site with frontage along the westerly side of East Street. The dwelling has been allocated .69 of an acre, or approximately 30,000 square feet, of land to conform with the R-30 zoning of the area, per the City of Middletown Assessor's records. The house has existed on the subject lot since 1949 and appears to be structurally sound. In addition, the dwelling consists of average - good quality construction with average building materials and conforms with other similar style dwellings in the immediate neighborhood. Therefore, continued use of existing structure is physically possible and legally permissible based on the current zoning requirements of the R-30 residential zone.

HIGHEST AND BEST USE AS IF VACANT (Continued)

Financially Feasible and Maximally Profitable

Several factors are considered when determining the financial feasibility of the site as if vacant, such as the characteristics of the neighborhood and surrounding property types, the needs of the community, rental rates of various facilities in the area, and property values in the area.

The subject site consists of approximately 34.5 acres of land. After allocating .69 of an acre to the dwelling, the remainder equates to 33.8 acres of vacant, unimproved land. The subject parcel is partly level and partly rolling with a lightly wooded section as well as an area of inland/wetlands located in the south central section of the property. The wetlands account for approximately 15% - 20% of the total land area requiring flagging by a soil scientist to accurately define the area. The vacant parcel has approximately 400 feet of frontage along the westerly side of East Street, allocating approximately 150 feet for the dwelling per current zoning. The vacant parcel also has 800 feet of frontage along the southerly side of South Plumb Road. All public utilities are available to the site along East Street.

The subject site is zoned R-30 (Residential). According to the current zoning regulations, the permitted uses for the site include single-family dwellings, farming or other agricultural uses, educational institutions and outdoor recreational uses. In determining the maximally profitable use or ideal use of the site, consideration should be given to a residential development of single-family homes in accordance with current zoning. Several newer housing developments have been located in the general neighborhood over the past several years and new housing appears to be in demand in the area benefiting from a good location and access to I-91. Another ideal use would be the construction of a middle school or high school by the city or use of the land for a city sponsored recreational activity.

SUMMARY

The highest and best use of the subject site is to allocate land for the subject dwelling based on current zoning requirements and sell the house separately. The remaining 33+ acres of vacant land is suitable for development and should be developed with single-family housing or utilized by the city for an educational institution and/or recreation use.

The process of estimating a property's market value involves a systematic process in which the problem is defined; the work necessary to solve the problem is planned; and the data required is obtained, analyzed, and interpreted into an estimate of value.

In this process, three basic approaches to value may be used in estimating the value of real estate: the sales comparison approach, the income capitalization approach, and the cost approach. These approaches are defined in the *Dictionary of Real Estate Appraisal, Third Edition*, published by the Appraisal Institute, 1993, pages 81, 318, and 179.

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.

Sales Comparison Approach: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when comparable sales data are available.

Income Capitalization Approach: A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.

VALUATION PREMISE

The subject property consists of:

- 1) *a single-family dwelling with the supporting .69 of an acre lot, and*
- 2) *approximately 33.8 acres of excess, unimproved vacant land.*

Based on the *Highest and Best Use* section of this report, the subject property should be valued as follows:

Scenario One: *The approximately 33.8 acres of excess, unimproved vacant land are suitable for development and will be valued as one parcel.*

Scenario Two: *The single-family dwelling with a supporting lot size of approximately .69 of an acre will be valued separately from the excess land.*

All three approaches to value have been considered in this report in valuing the subject property to its highest and best use. The sales comparison approach was the only approach utilized because it represents the best method for valuing vacant land and residential dwellings. Adequate market data was available for this approach.

***SCENARIO ONE: 33.8 acres of Excess Acreage
Sales Comparison Approach***

The sales comparison approach to value was developed in this appraisal report because adequate market data was available, and this approach to value reflects the actions of buyers and sellers in the marketplace.

In the analysis of the comparable sale properties, adjustments have been made to compensate for differences noted between the sale properties and the property being appraised. Adjustments have been considered for:

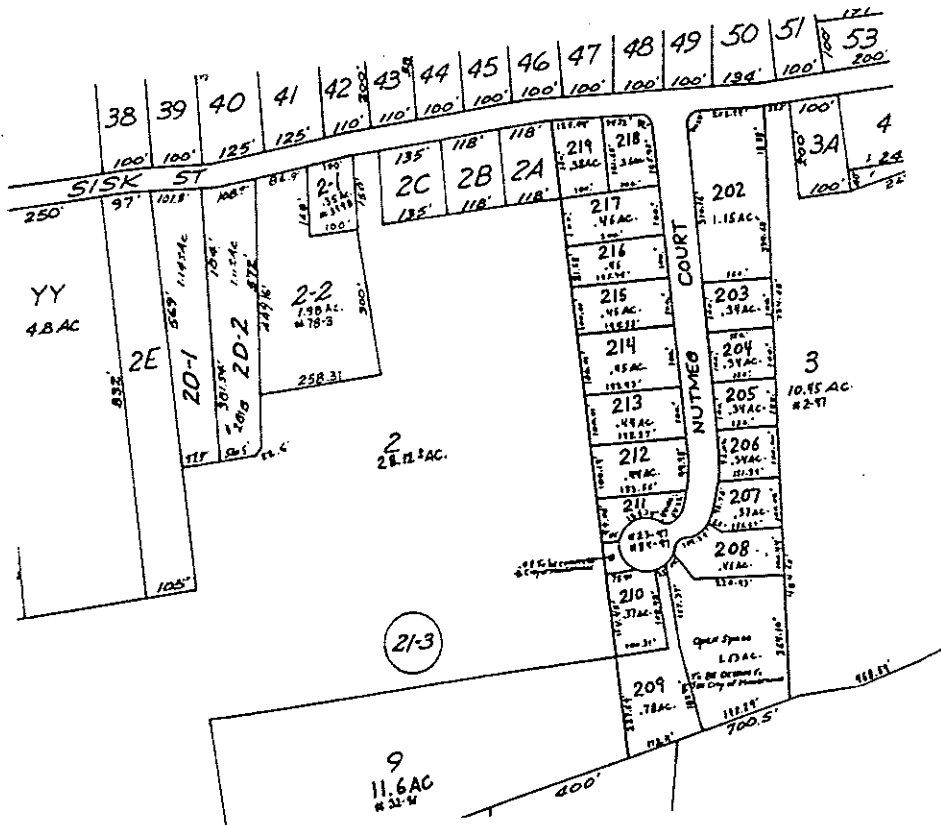
- 1. Real Property Rights Conveyed*
- 2. Financing*
- 3. Conditions of Sale*
- 4. Expenditures Immediately After Purchase*
- 5. Market Conditions*
- 6. Location*
- 7. Approvals Granted*
- 8. Physical Characteristics, including zoning, utilities available, topography, inland wetlands, frontage, etc.*

In instances where the sale property is superior to the subject, a downward adjustment is made to the indicated comparable sale price to arrive at a unit of comparison to the subject property. In instances where the sale property is inferior, a similar upward adjustment is applied to the sale.

The unit of comparison typically utilized in comparing large parcels of vacant land is the sale price per acre. In the development of the sales comparison approach, five comparable land sales having a similar size and location as the subject have been analyzed and adjusted to the property. The comparable sales have been selected due to their similarity in location, zoning, and other physical characteristics.

The following land sales have been analyzed and adjusted in this analysis.

LAND SALE NO. 1



Location: Sisk Street
Middletown, Connecticut

Grantor: Deanna R. Birdsey, Richard H. Birdsey and
Thomas E. Birdsey

Grantee: Ravenswood Company

Legal Reference: Volume 1116, Page 204
of the Middletown Land Records

Date of Sale: January 8, 1997

Zoning: R-15, Residential

Land Area: 11.196 acres

Frontage: 454.83 feet on the southerly side of Sisk Road

Proposals for
the Site: Preliminary approval for an 18-lot subdivision was granted
by Middletown's Planning and Zoning Commission on July
11, 1996

LAND SALE NO. 1 (Continued)

Sale Price: \$270,000

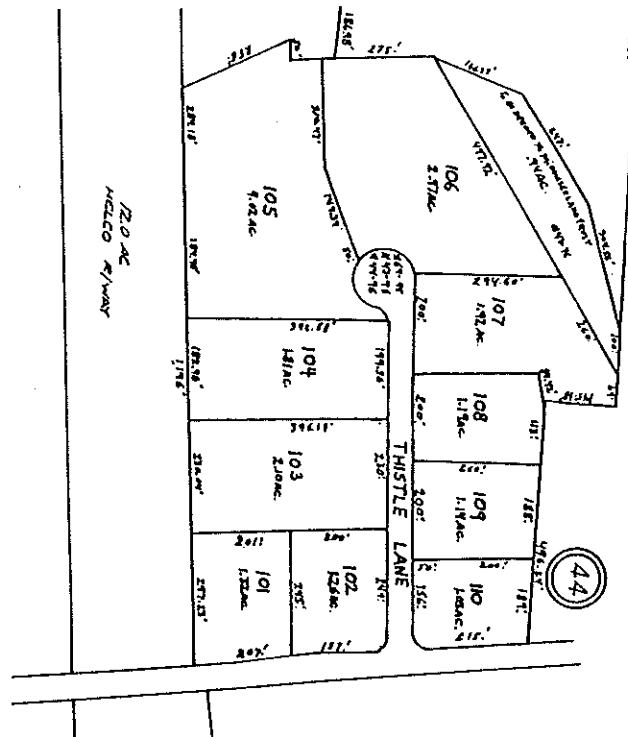
Unit Sale Prices: \$24,107 per acre

Financing: The grantee received a variable-rate loan from New Haven Savings Bank for \$135,000, at an initial interest rate of 10.25%. The loan commences on February 8, 1997, and matures January 31, 1999.

Comments: The sale site is well-situated near Route 66 for convenient access to Interstates 691 and 91. The neighborhood may be characterized as rural; yet, it is in reasonable proximity to community and regional shopping centers. The sale property contains public water, public sewer, electricity, and telephone service. Minor areas of inland-wetlands at the margins of the site have had negligible impact on development.

The sale property consists of 11.196 acres of land which has been subdivided into 18 residential lots of approximately 15,000 square feet each. Currently several houses have been constructed and others are in the process of being constructed in a development called Deer Crossing. Development required the construction of a cul-de-sac named Nutmeg Court.

LAND SALE NO. 2



Location:	Chamberlain Hill Road Middletown, Connecticut
Grantor:	Lahey Clinic Foundation, Inc.
Grantee:	Miles Homes, Inc.
Legal Reference:	Volume 1079, Page 629 of the Middletown Land Records
Date of Sale:	September 13, 1995
Zoning:	R-30, Residential
Land Area:	20.79 acres or 905,456 square feet
Frontage:	699.1 feet on the westerly side of Chamberlain Hill Road
Proposals for the Site:	A 10-lot residential subdivision was approved for the site on August 9, 1995

LAND SALE NO. 2 (Continued)

Sale Price: \$140,000

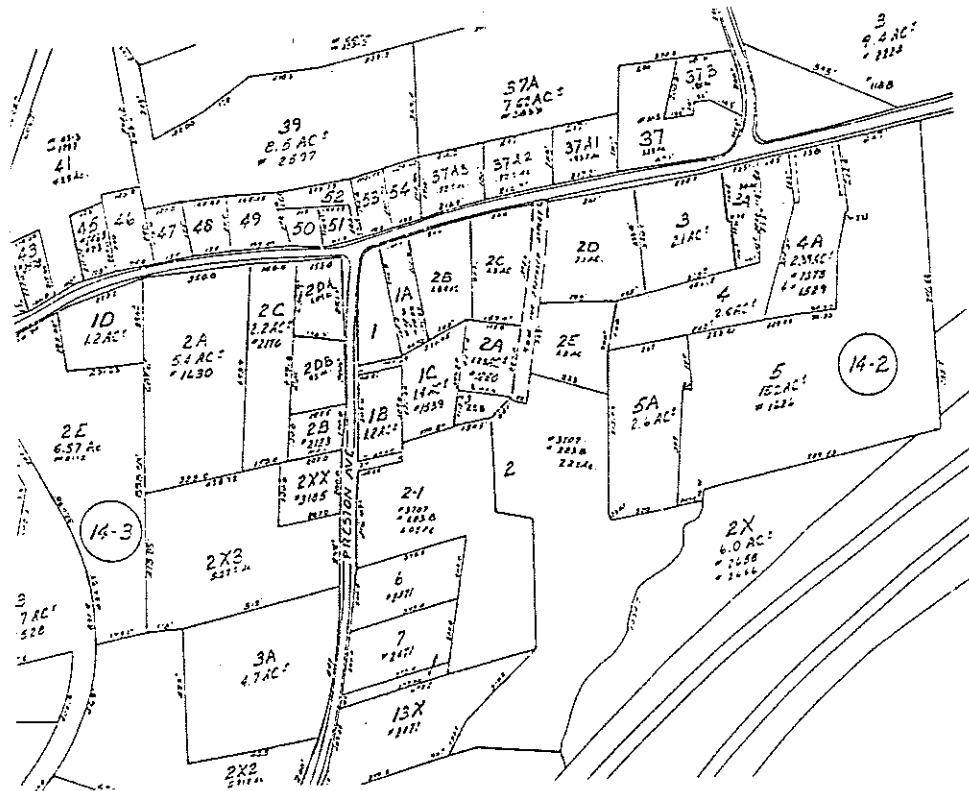
Unit Sale Prices: \$6,735 per acre

Financing: All cash

Comments: The sale site is located in the largely rural southern end of Middletown where raw acreage is very slowly being developed into residential subdivisions. The property is located approximately two miles from the intersection of Route 155 and Route 9, or Route 9, Exit 11. Nearby shopping areas are generally near an extensive commercial district along Route 17 in Middletown and Middletown's Central Business District. The sale property contains public water, electricity, and telephone service. The impact of some inland-wetlands was negligible in development. The construction of a cul-de-sac, named Thistle Lane, was required for full development of the subdivision site.

The sale property consists of 20.786 acres of land which has been subdivided into 10 residential lots ranging in area from one to four acres each. The subdivision, called Summer Brook Estates, has been fully developed with ten houses appealing generally to households in the moderate income category. A HELCO right-of-way presents a locational disadvantage to the subdivision.

LAND SALE NO. 3



LAND SALE NO. 3 (Continued)

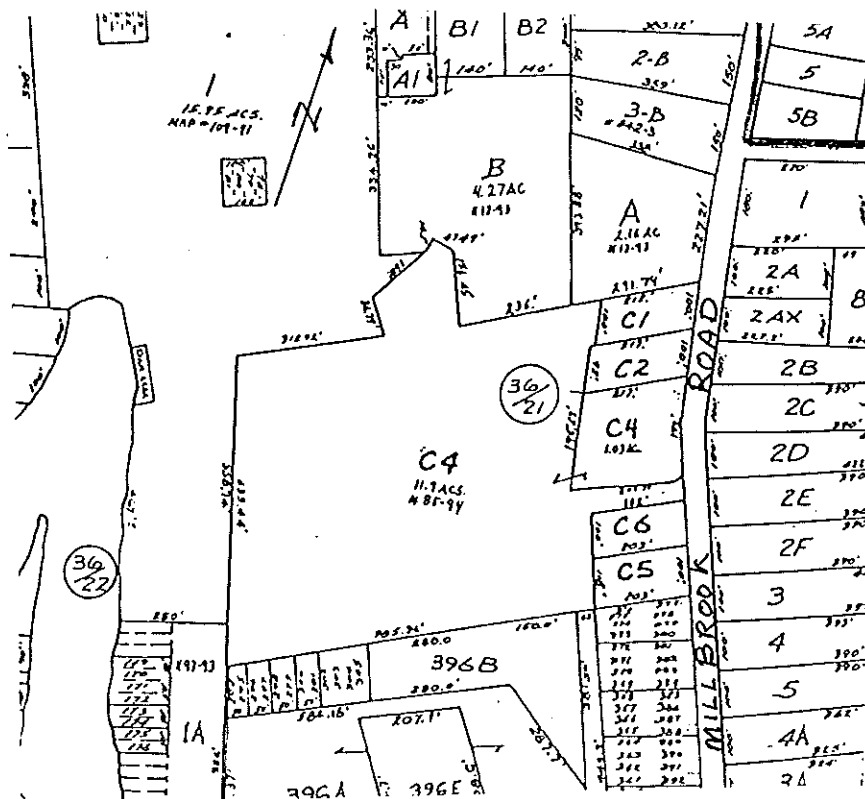
Sale Price: \$100,000

Unit Sale Prices: \$ 9,434 per acre

Financing: All cash

Comments: The sale property consists of 10.6 acres of land which has been subdivided into six residential lots off a cul-de-sac named Carmella Drive. Four houses have been constructed in the subdivision that would generally appeal to households in the middle to upper-middle income category. The sale site contains electricity and telephone service; while, well and septic systems are necessary. Inland wetlands on the site are minimal. Lot sizes range from 1.37 acres to 5.72 acres, and lots on the site have sold from \$42,500 to \$47,500. Due to the narrowness of the site, lots were developed only on the easterly side of Carmella Drive and near its terminus.

LAND SALE NO. 4



Location: 529 Millbrook Road (Map 44, Block 36-21, Lot C4)
Middletown, Connecticut

Grantor: Marjorie Bauer

Grantee: Greg Pellici

Legal Reference: Volume 1144, Page 701
of the Middletown Land Records

Date of Sale: December 10, 1997

Zoning: R-30 (Residential)

Land Area: 11.88 acres

Frontage: 50 feet (flag lot)

Proposals for the Site: None at the date of sale; no approvals granted

LAND SALE NO. 4 (Continued)

Sale Price: \$70,000

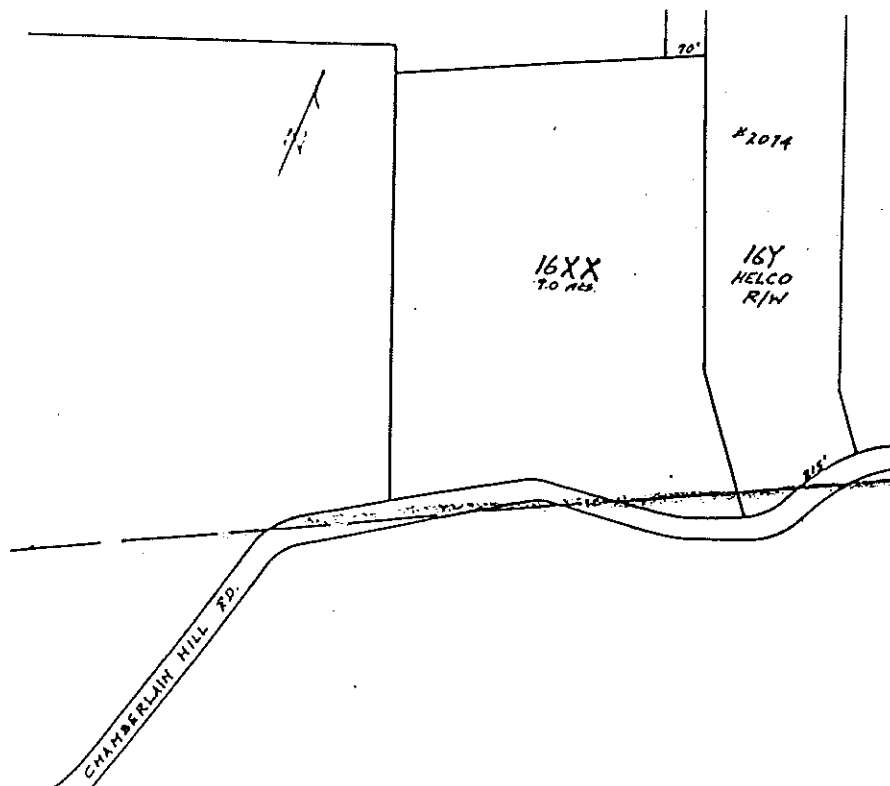
Unit Sale Price: \$5,892 per acre

Financing: All cash

Comments: The sale property consists of an irregularly-shaped interior parcel of land shaped like a flag lot, having approximately 50 feet of frontage along the westerly side of Millbrook Road. The sale site is located approximately one mile southerly of Route 155, a.k.a. Randolph Road, in the south central section of the city of Middletown within convenient access of Route 17 to the west and Route 9 to the east. Utilities available to the site include public water, electricity, and telephone service. Septic system(s) are necessary for the site.

The site topography is generally level at the easterly portion near Millbrook Road and then rises sharply toward the rear boundary. The sale site is a former gravel pit containing a two-story, single-family dwelling built in 1900± in fair to poor physical condition. Approximately 1.03 acres has been allocated to the dwelling as a lot. Demolition of the house would be likely.

LAND SALE NO. 5



Location: 244 Chamberlain Hill Road
(Map 50, Block 48-1, Lot 16XXI)
Middletown, Connecticut

Grantor: Mathew and Barbara Abrams

Grantee: Joseph and Lori Dimauro

Legal Reference: Volume 1101, Page 158
of the Middletown Land Records

Date of Sale: June 21, 1996

Zoning: R-60 (Residential)

Land Area: 10.90 acres

Frontage: 457 feet

Proposals for
the Site: The sale site was subdivided into two lots which were
approved prior to the sale, consisting of 1.38 acres and 1.03
acres. The remaining rear portion is 8.49 acres.

LAND SALE NO. 5 (Continued)

Sale Price: \$70,000

Unit Sale Price: \$6,422 per acre

Financing: \$52,500 mortgage with First Federal Savings Bank of America due in full July 1, 2011. The initial interest rate is 8%.

Comments: The sale property consists of a generally rectangular-shaped parcel of land with approximately 457 feet of frontage along Chamberlain Hill Road containing a total land area of 10.90 acres. Utilities available to the site include well water, septic sanitation, electricity, and telephone service. The topography of the site is generally level with some inland/wetlands incursion.

The sale property is located in the southerly portion of the city within close proximity of the Haddam and Durham town lines. The area is lightly developed; however, it is subject to residential development due to the declining number of unimproved vacant parcels available within the city of Middletown for development.

SCENARIO ONE: 33.8 acres of Excess Acreage
Sales Comparison Approach

SUMMARY OF LAND SALES

<u>Location</u>	<u>Land Area (Acres)</u>	<u>Zone</u>	<u>Utilities</u>	<u>Date of Sale</u>	<u>Sale Price</u>	<u>Sale Price Per Lot</u>
Sisk Street Middletown, CT	11.20	R-15	<u>Public water</u> Public sewers	01/08/97	\$270,000	\$15,000
Chamberlain Hill Road Middletown, CT	20.79	R-30	<u>Public water</u> Septic	09/13/95	\$140,000	\$14,000
1505 Country Club Road Middletown, CT	10.60	R-60	<u>Well water</u> Septic	11/21/95	\$100,000	\$16,667
529 Millbrook Road Middletown, CT	11.88	R-30	<u>Public water</u> Septic	12/10/97	\$70,000	\$5,892
244 Chamberlain Road Middletown, CT	10.90	R-60	<u>Well water</u> Septic	06/21/96	\$70,000	\$6,422
<u>Subject Property</u>						
99 East Street Middletown, CT	34.50	R-30	<u>Public water</u> Public sewer	N/A	N/A	N/A

SCENARIO ONE: 33.8 acres of Excess Acreage
Sales Comparison Approach (Continued)

Analysis of Sales Data

The foregoing unimproved land sales represent the best available data in the city of Middletown during the period from September 1995 to the present. Six recorded residential land sales occurred during that period, five of which are included in this appraisal report. Each sale was analyzed and adjusted to the subject property. A sixth sale (Round Hill Road and Coleman Road Map 31, Block 47-2, Lots 7 & 8) has been included but not evaluated because of a questionable sale price.

The vacant, unimproved land sales indicate an unadjusted sale price per acre range of \$5,892 to \$24,107, or an average of \$10,518 per acre. Adjustments to the land sales have been considered for various factors, including property rights conveyed, favorable financing, unique conditions of the sale, market conditions, location, and physical characteristics. Adjustments also were considered to the land sales for approvals granted prior to sale inasmuch as approved parcels of land typically sell for a higher sale price per acre than non-approved parcels with all other factors being equal. Oftentimes, however, parcels of land are placed under contract for sale prior to the approval and typically close when the approval is eventually granted.

Land Sale 1 (Sisk Street, Middletown, CT) has a similar location, situated one mile southerly of the subject property. The sale site was adjusted downward for parcel size and for development approvals prior to purchase. A downward adjustment also was made for R-15 zoning versus R-30 zoning as the R-15 Zone allows for more lots per subdivision (i.e., smaller lot size and frontage requirements). The overall adjustment to the land sale is significantly downward.

Land Sale 2 (Chamberlain Hill Road, Middletown, CT) has an inferior location compared to the subject, located next to the HELCO right-of-way in the rural southern section of the city with inferior highway accessibility. Upward adjustments were required for location and the lack of sanitary sewers. A small upward adjustment was required for the date of purchase as market conditions have improved since 1995. A downward adjustment also was necessary to account for the approvals granted prior to the sale. A downward adjustment was required for parcel size, as smaller parcels tend to sell for a higher price than larger parcels with all other factors being equal. The overall net adjustment was upward.

SCENARIO ONE: 33.8 acres of Excess Acreage
Sales Comparison Approach (Continued)

Analysis of Sales Data (Continued)

Land Sale 3 (1505 Country Club Road, Middletown, CT) is located within close proximity to I-91 and in a R-60 Zone, which would be suited for larger more expensive homes. The location is slightly superior to the subject, requiring a downward adjustment. Sizable upward adjustments were required for utilities (well/septic versus public water/sewer) and date of sale (i.e., inferior market conditions at the date of sale). Downward adjustments were required for development approval prior to purchase and parcel size. Land Sale 3 required a slight downward adjustment.

Land Sale 4 (529 Millbrook Road, Middletown, CT) has a slightly inferior location in the south central section of the city requiring a small upward adjustment. The parcel was also adjusted upward for parcel size, being a rear flag-shaped lot. Upward adjustments also were necessary due to inferior topography and septic sanitation. The overall adjustment to Land Sale 4 was significantly upward.

Land Sale 5 (244 Chamberlain Hill Road, Middletown, CT) is located at the Middletown and Haddam town lines in the southerly most section of the city. The location is inferior to the subject property requiring an upward adjustment. Land Sale 5 also was adjusted upward for lot size, utilities (i.e., well/septic), and R-60 zoning. The overall net adjustment was significantly upward.

Summary of Net Adjustments

<u>Location</u>	<u>Land Area (Acres)</u>	<u>Date of Sale</u>	<u>Sale Price</u>	<u>Sale Price Per Lot</u>	<u>Net Adjustment</u>
Sisk Street Middletown, CT	11.20	01/08/97	\$270,000	\$15,000	Significantly downward
Chamberlain Hill Rd. Middletown, CT	20.79	09/13/95	\$140,000	\$14,000	Upward
1505 Country Club Rd. Middletown, CT	10.60	11/21/95	\$100,000	\$16,667	Slightly downward
529 Millbrook Road Middletown, CT	11.88	12/10/97	\$70,000	\$5,892	Significantly upward
244 Chamberlain Rd. Middletown, CT	10.90	06/21/96	\$70,000	\$6,422	Significantly upward

SCENARIO ONE: 33.8 acres of Excess Acreage
Sales Comparison Approach (Continued)

Summary

After analyzing and adjusting the foregoing sales for various factors, the indicated adjusted unit sale price per acre ranges from \$8,000 and \$10,000 per acre of gross building area, or an average of \$9,000 per acre. Most consideration has been attributed to Land Sales 1 and 2 with lesser consideration to Land Sale 3. Land Sales 4 and 5 only were given minor consideration because of the heavy adjustments required to both sales. Therefore, after evaluating the land sales for various factors and the preceding qualitative adjustments, an appropriate unit value range for the subject parcel is \$8,000 to \$10,000 per acre or \$9,000 per acre. Therefore, after analyzing the sales, a unit value of \$9,000 per square foot has been applied to the subject property via the sales comparison approach as follows:

<u>Land Area</u>		<u>Unit Rate</u>		<u>Market Value</u>
33.8 acres	@	\$9,000/acre	=	\$304,200

Rounded to: \$305,000

Indicated Value Via the Sales Comparison Approach
--

<i>33.8 acres of Excess Acreage</i>

\$305,000

*SCENARIO TWO: Single-Family Dwelling
Sales Comparison Approach*

The sales comparison approach to value was developed in this appraisal report because adequate market data was available, and this approach to value reflects the actions of buyers and sellers in the marketplace.

In the analysis of the comparable sale properties, adjustments have been made to compensate for differences noted between the sale properties and the property being appraised. Adjustments have been considered for:

- 1. Real Property Rights Conveyed*
- 2. Financing*
- 3. Conditions of Sale*
- 4. Expenditures Immediately After Purchase*
- 5. Market Conditions*
- 6. Location*
- 7. Land-to-Building Ratio*
- 8. Physical Condition/Quality of Construction*
- 9. Building Size*
- 10. Type of Use/Amenities*
- 11. Other Special Conditions*

In instances where the sale property is superior to the subject, a downward adjustment is made to the indicated comparable sale price to arrive at a unit of comparison to the subject property. In instances where the sale property is inferior, a similar upward adjustment is applied to the sale.

The unit of comparison typically utilized in comparing single-family dwellings is the sale price of the dwelling. In the development of the sales comparison approach, three comparable sales and one supplemental sale having a similar size and location as the subject have been analyzed and adjusted to the property. The comparable sales have been selected due to their similarity in location, the type of construction, and other physical characteristics.

The following sales have been analyzed and adjusted in this analysis.

REAL ESTATE APPRAISAL

Real Estate Located at:

99 East Street

Middletown, Connecticut

Owner: Tina Tomassetti

Client: City of Middletown
P. O. Box 1300
Middletown, CT 06457-1300

Attention: Mr. William Warner
Director of Planning

Date of Value: December 31, 1998

Prepared by: John W. Nitz, MAI
John W. Nitz & Associates
155 Greystone Drive
Plantsville, CT 06479-1856
(860) 276-0298

John W. Nitz & Associates

*155 Greystone Drive
Plantsville, CT 06479-1856*

*(860) 276-0298 telephone
(860) 276-8464 fax*

*John W. Nitz, MAI
Real Estate Appraisers
and Consultants*

January 14, 1999

Mr. William Warner
Director of Planning
City of Middletown
P. O. Box 1300
Middletown, CT 06457-1300

***Re: Real Estate Located at
99 East Street
Middletown, Connecticut***

Owner: Tina Tomassetti

Dear Mr. Warner:

As requested, the following self-contained appraisal report of the above referenced real estate has been prepared in order to estimate the market value of the fee simple estate as of December 31, 1998.

Subject Property Description

The subject property consists of an irregularly shaped, generally level, gently rolling and lightly wooded parcel of land having approximately 560 feet of frontage along the westerly side of East Street and approximately 800 feet of frontage along the southerly side of South Plumb Road. The site has a total land area of approximately 34.5 acres. Currently, a portion of the site is improved with a two-story plus basement, wood frame, colonial style single-family dwelling with a two car attached garage. The dwelling, constructed in 1949, has approximately 1,536 square feet of gross living area. Site improvements include a macadam paved parking and driveway area, exterior lighting, and landscaping.

Valuation Methodology

The subject property is currently vacant and/or owner-occupied with no apparent leases; therefore, the market value of the fee simple estate has been established in this report. The sales comparison approach has been developed fully in this report; whereas, the cost approach has been excluded due to the advanced age of the improvement and the resulting difficulty in accurately estimating accrued depreciation. A land value has been established in this report to account for approximately 33.8 acres of vacant excess land.

Summary

Based upon an analysis and investigation of market conditions in the Middletown market area as they pertain to the subject property, the market value of the fee simple estate, as of December 31, 1998, is as follows:

FOUR HUNDRED FIFTY THOUSAND DOLLARS

(\$450,000)

There is no apparent evidence of ground contamination; however, determination of the presence of such hazards is beyond the technical capability of your appraiser. Therefore, no certification is made as to the presence or absence of hazardous wastes or ground contamination on the subject site.

This appraisal report has been prepared in conformity with and is subject to the requirements of the Uniform Standards of Professional Practice (USPAP), the Code of Professional Ethics, and the Standards of Professional Practice of the Appraisal Institute.

Respectfully submitted,

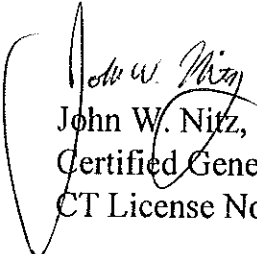

John W. Nitz, MAI
Certified General Appraiser
CT License No. 00000449

TABLE OF CONTENTS

Executive Summary	1
Subject Photographs	2
Scope of the Appraisal	7
Identification of the Property	7
Property Rights Appraised	8
Purpose and Function of the Appraisal	8
Competency Provision	8
Marketing Period	8
Definitions	9
History of the Property	11
Community and Regional Analysis	12
Neighborhood Analysis	16
Site Data and Analysis	17
Zoning	19
Assessment and Real Estate Taxes	20
Description of the Improvements	22
Highest and Best Use	25
The Appraisal Process	28
Valuation Premise	29

TABLE OF CONTENTS (Continued)

SCENARIO ONE: 33.8 acres of Excess Acreage	
Sales Comparison Approach	30
SCENARIO TWO: Single-Family Dwelling	
Sales Comparison Approach	45
Correlation and Final Value Conclusions	56
Final Value Estimate	56
Certification of Value	57
Assumptions and Limiting Conditions	58

Addenda:

- Middletown Assessor's Field Card
- Flood Map
- Deeds and Legal Description
- Engagement Letter
- Contract Letter
- Qualifications of the Appraiser

EXECUTIVE SUMMARY

Location of Property: 99 East Street
Middletown, Connecticut

Owner of Record: Tina Tomassetti

Legal Reference: Volume 1182, Page 591
of the Middletown Land Records

Purpose of Appraisal: To estimate the market value of the fee simple estate

Date of Value Estimate: December 31, 1998

Zoning: R-30 Residential

Annual Real Estate Taxes: \$3,000 (rounded)

Land Area: 34.5 acres or 1,502,820 square feet

Improvements: Two-story plus basement, wood frame, colonial style, single-family dwelling, containing 1,536 square feet of gross living area, built in 1949

Highest and Best Use: Continued use of the house and supporting .69 acre lot as is; develop the 33.8 acres of excess land as a residential subdivision or educational use/recreation area

Valuation Indicators **Single Family Dwelling**

Cost Approach: Not developed

Sales Comparison Approach: \$450,000

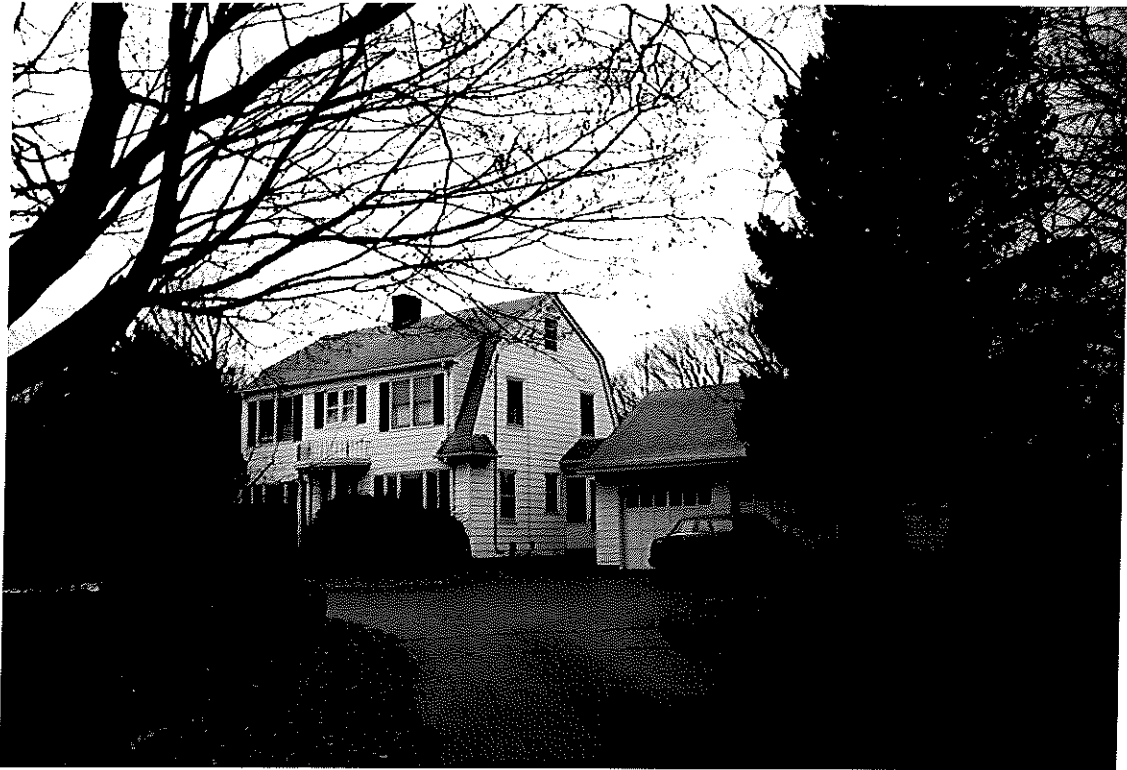
Income Capitalization Approach: Not developed

FINAL VALUE ESTIMATE: \$450,000

Value of Excess Land: \$305,000 (i.e., 33.8 acres)

Unit Value: \$9,024 per acre

Marketing Period: Six months or less



*1. Front and side view of the subject dwelling,
looking southwesterly; dated December 31, 1998*



*2. Front view of the subject dwelling, looking westerly;
dated December 31, 1998*



3. Rear view of the subject dwelling, looking in a southerly direction; dated December 31, 1998



4. Street scene looking in a southerly direction on East Street; dated December 31, 1998



*5. Street scene looking in a northerly direction
on East Street; dated December 31, 1998*



*6. General view of the excess acreage, looking westerly
from East Street; dated December 31, 1998*



***7. Interior view of the excess acreage, looking northerly toward
South Plumb Road; dated December 31, 1998***



***8. View of the excess acreage, looking southerly
from South Plumb Road; dated December 31, 1998***



***9. Street scene, looking in a westerly direction on
South Plumb Road; dated December 31, 1998***



***10. Street scene, looking in an easterly direction on
South Plumb Road, dated December 31, 1998***

SCOPE OF THE APPRAISAL

The scope of this appraisal includes:

1. A physical inspection of the improvements.
2. A discussion of the property with city of Middletown officials, including William Warner, Director of Planning, and Tina Tomassetti, owner.
3. Community and neighborhood data as well as market data within the subject general area were analyzed.
4. An analysis of the subject highest and best use.
5. Collection, verification, and analysis of public data relative to the valuation of the subject and the approaches developed.
6. Preparation of a self-contained, narrative appraisal report in compliance with the Appraisal Institute and USPAP (Uniform Standards of Professional Appraisal Practice).

IDENTIFICATION OF THE PROPERTY

The property being appraised is commonly known as 99 East Street, in the city of Middletown, county of Middlesex, and the state of Connecticut. Tina Tomassetti is the owner of the subject property. The subject is referenced in Volume 1182, Page 591, of the Middletown Land Records. The property also is identified on the Middletown Assessor's Tax Map as Map 7, Block 15-2, Lot 1B.

Please note that no survey maps were available for reference in this report.

PROPERTY RIGHTS APPRAISED

The fee simple interest has been appraised in the subject property as of December 31, 1998.

PURPOSE AND FUNCTION OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple estate in the property known as 99 East Street, Middletown, Connecticut, as of the effective date December 31, 1998. The function of this appraisal is for possible acquisition of the property by the City of Middletown.

COMPETENCY PROVISION

As a certified general appraiser with the State of Connecticut, your appraiser is competent to appraise the subject property. Your appraiser has appraised a number of residential acreage parcels with a single-family dwelling throughout Hartford and Middlesex counties and the state of Connecticut. Moreover, your appraiser is currently a Member of the Appraisal Institute (MAI), having successfully completed all course work required by the Appraisal Institute, including the Demonstration Appraisal Report and the Comprehensive Exam.

MARKETING PERIOD

A marketing period within six months is implicit with this analysis. The marketing period is based on the known marketing time of the sales examined in the sales comparison approach.

DEFINITIONS

Market Value

The definition of *market value*, as taken from the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of The Appraisal Foundation and as referenced in 12 CFR Part 323 FDIC final rule on Title IX of the FIRREA Enforcement Act:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and each acting in what they consider their own best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Fee Simple

"Ownership of a title in fee establishes the interest in property known as the fee simple estate; i.e., absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

The Appraisal of Real Estate Eleventh Edition, published by the Appraisal Institute, 875 North Michigan Avenue, Chicago, Illinois, 1996, Page 137.

DEFINITIONS (Continued)

Leased Fee Estate

"An ownership interest held by a landlord with specified rights that include the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the lessee (leaseholder) are specified by contract terms contained within the lease."

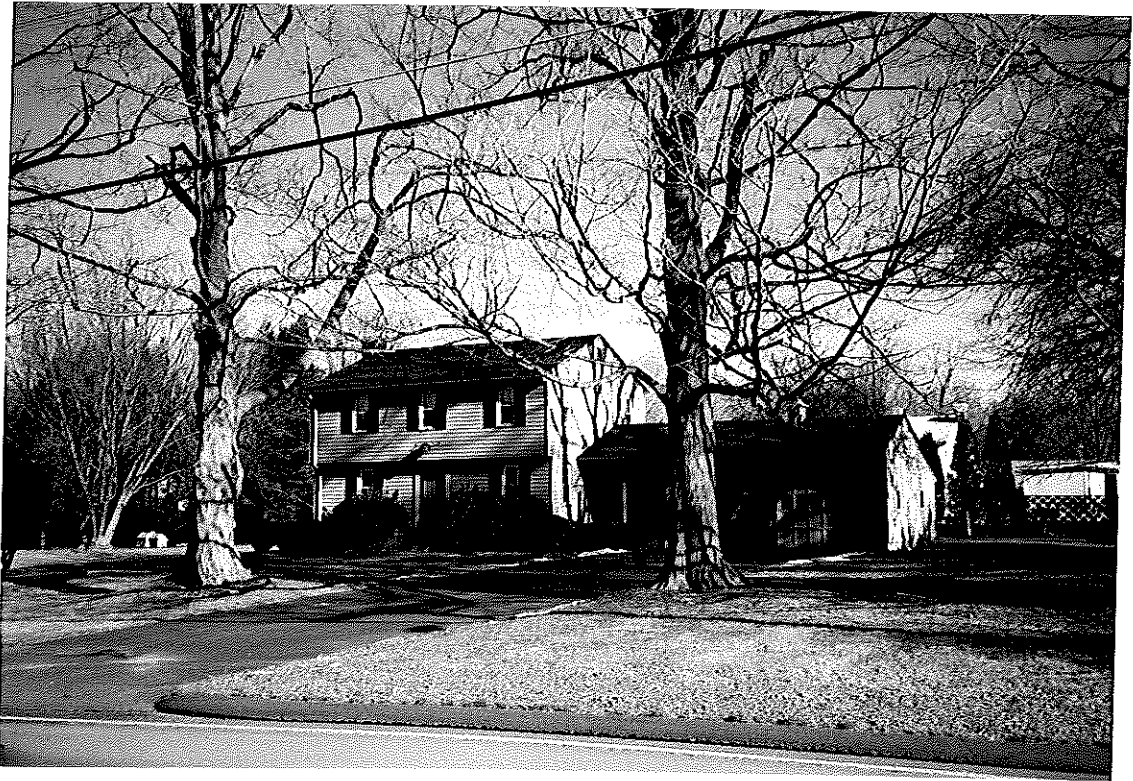
The Appraisal of Real Estate Eleventh Edition, published by the Appraisal Institute, 875 North Michigan Avenue, Chicago, Illinois, 1996, Page 138.

Gross Living Area

"The total area of finished, above-grade residential space excluding unheated areas such as porches and balconies; the standard measure for determining the amount of space in residential properties."

The Dictionary of Real Estate Appraisal Third Edition, published by the Appraisal Institute, 875 North Michigan Avenue, Chicago, Illinois, 1993, Page 164.

SINGLE-FAMILY DWELLING SALE NO. 1



Location: 22 East Street
Middletown, Connecticut

Grantor: Alan and Patricia Guire

Grantee: Scott P. Sutkowski

Legal Reference: Volume 1175, Page 296
of the Middletown Land Records

Date of Sale: September 30, 1998

Land Area: 22,651 square feet or .52 of an acre

Type of Property: Two-story with basement, colonial-style dwelling

Gross Living Area: 1,590 square feet

Age: Built 1964

No. of Bedrooms/
Bathrooms: 8 rooms, 4 bedrooms, 1.5 bathrooms

SINGLE-FAMILY DWELLING SALE NO. 1 (Continued)

Garage:	Attached two-car
Extras:	Vinyl siding, air conditioning, fireplace, two-zone heat, deck
Sale Price:	\$163,000
Financing:	The buyer has an \$80,000 mortgage with Liberty Bank due in full October 1, 2028.
Comments:	The sale property is located within close proximity to the subject property near the intersection of East Street and Country Club Road. The property was in good overall physical condition at the date of sale. The site is well-landscaped with a macadam-paved driveway. The frontage is approximately 150 feet with an average lot depth of 145 feet.

SINGLE-FAMILY DWELLING SALE NO. 2



Location: 8 Belvedere Terrace and Old Mill Road
Middletown, Connecticut

Grantor: Richard and Lois Gilbert

Grantee: Christopher and Mary Barrow

Legal Reference: Volume 1181, Page 486
of the Middletown Land Records

Date of Sale: November 24, 1998

Land Area: 13,500 square feet or .31 of an acre

Type of Property: Two-story with basement, colonial-style dwelling

Gross Living Area: 1,756 square feet

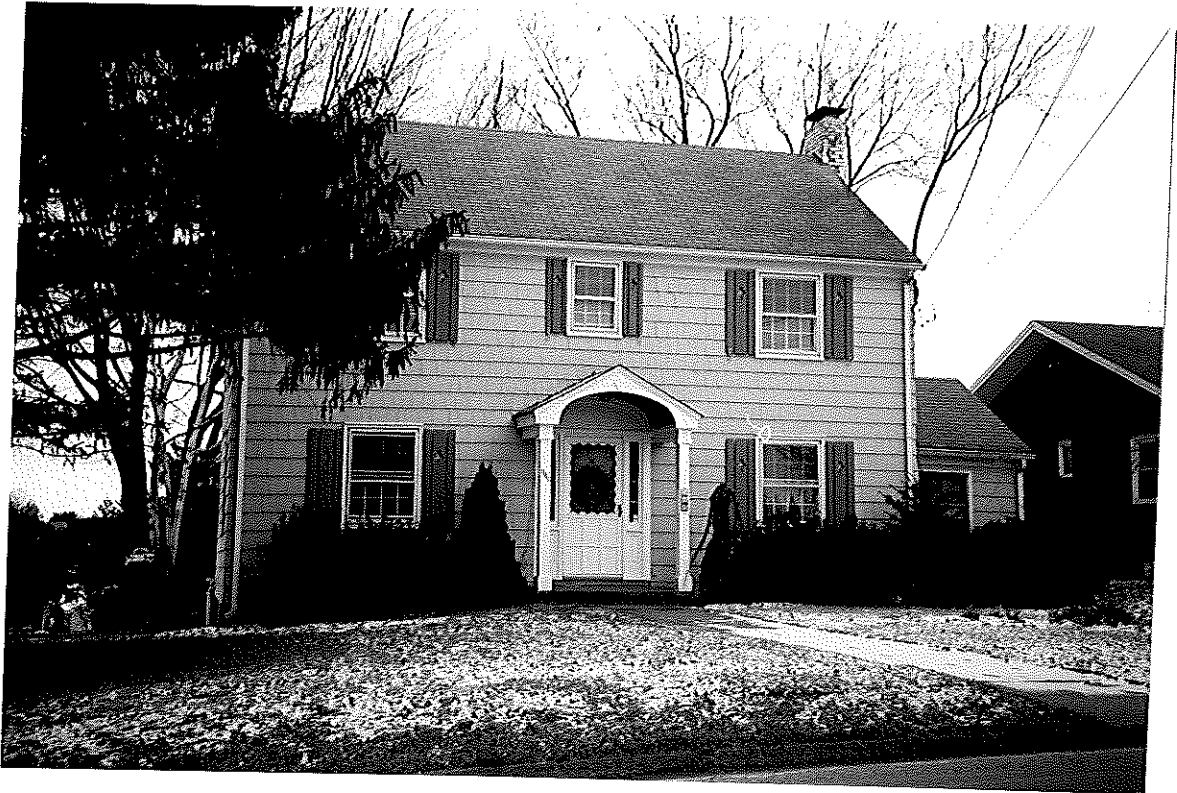
Age: Built 1929

No. of Bedrooms/
Bathrooms: 8 rooms, 3 bedrooms, 1 bathroom

SINGLE-FAMILY DWELLING SALE NO. 2 (Continued)

Garage:	Detached two-car garage
Extras:	Hardwood floors, fireplace, oil-fired hot water heat
Sale Price:	\$148,000
Financing:	The buyer has a \$118,400 open-end mortgage with Old Kent Mortgage Co. due in full December 1, 2028.
Comments:	The sale property is located on a small, level, corner lot approximately one and one-quarter miles east of the subject in a similar-type neighborhood. The sale dwelling was in good overall physical condition at the date of sale. The lot has 90 feet of frontage on Belvedere Terrace and an average depth of 150 feet.

SINGLE-FAMILY DWELLING SALE NO. 3



Location: 368 Farm Hill Road and Gowin Road
Middletown, Connecticut

Grantor: Joel Shaul and Elaine Kramer

Grantee: Eric Williams and Beth Redington

Legal Reference: Volume 1165, Page 172
of the Middletown Land Records

Date of Sale: June 26, 1998

Land Area: 12,197 square feet or .28 of an acre

Type of Property: Two-story with basement, colonial-style dwelling

Gross Living Area: 1,772 square feet

Age: Built 1939, remodeled 1983

No. of Bedrooms/
Bathrooms: 6 rooms, 3 bedrooms, 1.5 bathrooms

SINGLE-FAMILY DWELLING SALE NO. 3 (Continued)

Garage:	Detached two-car garage
Extras:	Oil-fired heat, walk-up attic, large wood deck, fireplace
Sale Price:	\$144,000
Financing:	Wesleyan University provided the buyer with a \$136,800 mortgage due July 2023. The interest rate was a low 5.25%.
Comments:	The sale property is located on a small, corner lot within close proximity to Route 155 (Randolph Road) and Route 9. The neighborhood is similar to the subject with a greater density of development and less favorable zoning. The sale parcel is approximately three miles southeasterly of the subject. The property was in good overall physical condition at the date of sale.

SUPPLEMENTAL SINGLE-FAMILY DWELLING SALE



Location: 70 Spring Brook Drive
Middletown, Connecticut

Grantor: David and Theresa Errichetti

Grantee: Alexander and Joanne Zorba

Legal Reference: Volume 1174, Page 232
of the Middletown Land Records

Date of Sale: September 21, 1998

Land Area: 16,553 square feet or .38 of an acre

Type of Property: Two-story with basement, colonial-style dwelling

Gross Living Area: 1,600 square feet

Age: Built 1987

No. of Bedrooms/
Bathrooms: 6 rooms, 3 bedrooms, 1.5 bathrooms

SUPPLEMENTAL SINGLE-FAMILY DWELLING SALE (Continued)

Garage:	Attached two-car garage
Extras:	Air conditioning, above-ground pool, fireplace, gas heat, wood deck
Sale Price:	\$165,000
Financing:	The buyer has a \$123,950 mortgage with Chase Manhattan Mortgage Corp., due October 1, 2028.
Comments:	The sale property, a newer home, built in 1987, in good overall physical condition, is located approximately one and one-quarter miles easterly of the subject property. The location is a new subdivision with good access to Route 72.

SCENARIO TWO: Single-Family Dwelling
Sales Comparison Approach

SUMMARY OF SINGLE-FAMILY DWELLING SALES

<u>Location</u>	<u>Land Area (Acres)</u>	<u>Gross Living Area (Sq.Ft.)</u>	<u>Date of Sale</u>	<u>Sale Price</u>	<u>Year Built</u>
22 East Street Middletown, CT	.52	1,590	09/30/98	\$163,000	1964
8 Belvedere Terrace Middletown, CT	.31	1,756	11/24/98	\$148,000	1929
368 Farm Hill Road Middletown, CT	.28	1,772	06/26/98	\$144,000	1939
70 Spring Brook Drive Middletown, CT	.38	1,600	09/21/98	\$165,000	1987
<u>Subject Property</u>					
99 East Street Middletown, CT	.69	1,536	N/A	N/A	1949

SCENARIO TWO: *Single-Family Dwelling*
Sales Comparison Approach

The foregoing sales indicate an unadjusted unit sale price range of \$144,000 to \$165,000, or an average of \$155,000. Adjustments to the sales have been considered for various factors including property rights conveyed, financing, conditions of the sale, expenditures immediately after purchase, market conditions, location, and various physical characteristics, such as land area, age, dwelling size, and overall physical condition.

In analyzing the sales, the subject compares most similarly with Sales 1 and 2, which required generally off-setting adjustments for lot size, age, dwelling size, and physical condition. Sale 1 has the same location as the subject; however, the dwelling was in superior physical condition compared to the subject requiring a significant downward adjustment. Moreover, Sale 1 has four bedrooms compared to three bedrooms in the subject dwelling. Sale 2 is superior in physical condition and contains more gross living area, requiring downward adjustments. Upward adjustments were required for lot size and corner location. Sale 3 is inferior to the subject in lot size and location, requiring upward adjustments. A sizable downward adjustment was necessary for its superior overall physical condition. The Supplemental Sale is a newer home in superior physical condition representing the higher end of the local market for dwellings in the 1,600 square foot range.

After adjusting each sale for various factors, consideration was given to the physical condition of the subject property and hook-up to public water and sewers. The subject is in need of overall exterior and interior maintenance and updating. A buyer would also consider hook-up to public water and sewers along East Street. Therefore, based on the foregoing adjustments, the indicated sale price via the sales comparison approach is \$145,000.

Indicated Value Via the Sales Comparison Approach

Single-Family Dwelling

\$145,000

CORRELATION AND FINAL VALUE CONCLUSIONS

Cost Approach:	Not developed
Sales Comparison Approach	
33.8 acres of Excess Acreage:	\$305,000
Single-Family Dwelling:	\$145,000
Income Capitalization Approach:	Not developed

Reconciliation

The sales comparison approach was considered to be the only approach to value of the subject property. Adequate sales data was available within the city of Middletown. The cost approach has been excluded inasmuch as the subject consists primarily of vacant land with an older single-family dwelling, constructed in 1949. The income capitalization approach also has no application due to the lack of anticipated income from the property at this time. A subdivision developer would have use of an income capitalization approach upon approval of the property with a residential subdivision. However, due to speculation as to the exact number of potential lots for the property, an income capitalization approach has been excluded from this analysis.

FINAL VALUE ESTIMATE

Based on the foregoing analysis, the indicated market value of the fee simple estate, as of December 31, 1998, is as follows:

FOUR HUNDRED FIFTY THOUSAND DOLLARS

(\$450,000)

CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

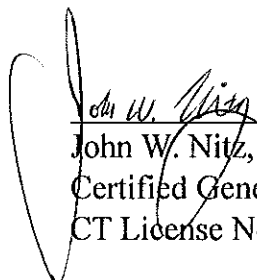
- *the statements of fact contained in this report are true and correct.*
- *the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.*
- *my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.*
- *this appraisal is not based upon a requested minimal valuation, a specific valuation, or an approval of a loan.*
- *my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *I have made a personal inspection of the property that is the subject of this report.*
- *no one provided significant professional assistance to the person signing this report.*
- *the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.*
- *the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *as of the date of this report, I, John W. Nitz, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.*

Source: The Appraisal of Real Estate, Eleventh Edition, Appraisal Institute, 1996, page 622.

In my opinion, the subject property has a market value representative of market conditions on December 31, 1998, of:

FOUR HUNDRED FIFTY THOUSAND DOLLARS

(\$450,000)



John W. Nitz, MAI
Certified General Appraiser
CT License No. 00000449

ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal report has been made with the following general assumptions:
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
6. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, and anticipated short-term supply and demand factors. These forecasts are, therefore, subject to changes in future conditions.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

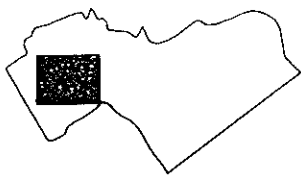
12. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by your appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. Your appraiser is not held responsible for unforeseeable events that alter market conditions prior to the effective date of the appraisal. This assumption pertains to the prospective value estimate.

This appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

Source: The Appraisal of Real Estate, Eleventh Edition, Appraisal Institute, 1996, pages 624-626.

ADDENDA



PANEL LOCATION

COMMUNITY-PANEL NUMBER
090068 0007 B

MAP REVISED:
JULY 16, 1990



Federal Emergency Management Agency

FIRM

FLOOD INSURANCE RATE MAP

**CITY OF
MIDDLETOWN,
CONNECTICUT
MIDDLESEX COUNTY**

ZONE X

CANBON

EAST STREET

Subject

Subject Area

WESTFIELD

217

BAIL FALL

COUNTRY CLUB RD.

REAL ESTATE RECORD MIDDLETOWN, CONNECTICUT

[illegible]

REAL ESTATE RECORD MIDDLETOWN, CONNECTICUT

LAND DATA AND COMPUTATIONS

FRONT	560 ft	REAR	AV. DEPTH	AV. RATE	SUB TOTAL	ADJ. FACTOR	TOTAL	INFLUENCE FACTOR	LAND VALUE	ASSESSMENT	BOARD OF TAX REVIEW
LAND DATA: 100											
1 PRIMARY SITE	169		35.230			100	25,000		35,000	24,500	
2 SECONDARY SITE (8)	5.52		10,500				81,000		54,000	58,900	
3 RESIDUAL											
4 FR. ACRES	43.430	33.3	220				148,500		74,300	52,000	
5 REAR ACRES	28.29	5250							148,500	104,000	
TOTAL	34.5								267,500	187,200	

BUILDING SUMMARY

OCCUPANCY	CONSTRUCTION	SIZE	RATE	CONG.	ERECT.	AGE	REMOD.	GRADE	BASE VALUE	PHYS.	DEP.	P/E	ACT. VALUE	ASSESSMENT	BOARD OF TAX REVIEW
DWELLING 1/Floor	28 APR 1928	58		13	1949			B	156,880	20			125,500	87,000	
1 SHED	20	7X10 (70)		13	1969			S	8540	25			6,410	4,500	
2 DOG PAV. METAL		13 X 45 (1035)	8.25												
3															
4															
5															
BUILDING TOTAL													340,500	279,700	
LAND & BLOC. TOTAL															

S.F.A. 1536.4

ADDITIONAL FEATURES

1. TRIM

2. F.B.A.

3. P.P. ✓

4. BENT GAR.

5. UNFIN. AREA 14%

6. AIR COND.

14000

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322</

Know All Men By These Presents

That I, RUTH E. BROVALL, of the Town of East Hampton, County of Middlesex and State of Connecticut,

for divers good causes and considerations thereunto moving, especially for
received to my full satisfaction of
NENA S. SMOLEN and HENRY SMOLEN, both of the Town of Middletown, County
of Middlesex and State of Connecticut,

have remise, released, and forever quit-claimed, and do by these presents, for my
and heirs, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said

NENA S. SMOLEN and HENRY SMOLEN, as joint tenants and not
tenants in common
and the survivor of them, and the heirs and assigns of the survivor of them forever all such
right and title as they the said NENA S. SMOLEN and HENRY SMOLEN

have or ought to have in or to a certain piece or parcel of land, situated
in the Town of Middletown, Society of Westfield, and bounded and
described as follows, to wit:

NORTH by Plum Road and land formerly of James H. Mosier and
Elizabeth Louise Webster, partly by each;

SOUTH by land formerly of Wingate C. Howard and Margaret C.
Norton and Burton G. and Beatrice I. Polce, partly by
each;

EAST by land formerly of James H. Mosier, and Elizabeth Louise
Webster and East Street, and land of Burton G. and
Beatrice L. Polce, partly by each, and

WEST by land now or formerly of C. E. Bacon.

Containing thirty-five (35) acres, more or less.

Being the same premises conveyed this date by Nona S. Smolen to
Ruth E. Brovall.

To Have and to Hold the premises unto

WENA S. SMOLEN and HENRY SMOLEN them the said
and unto their survivor, and unto such survivor's heirs and assigns, to the only use and
behoof of the said WENA S. SMOLEN and HENRY SMOLEN

and the survivor of them, and the heirs and assigns of the survivor of them forever so
that neither the said RUTH E. BROVALL

nor any other person or persons in her name and behalf, shall or will hereafter claim or
demand any right or title to the premises or any part thereof, but they and every of them
shall by these presents be excluded and forever barred.

In Witness Whereof, I
this 27 day of August
and fifty-six.

have hereunto set my hand and seal
in the year of our Lord nineteen hundred

Signed, Sealed and Delivered in presence of

Joseph D. Adams
Joseph D. Adams

Ruth E. Brovall

State of Connecticut,

County of Middlesex

Middletown

August 27, A. D. 19 56

Personally Appeared RUTH E. BROVALL.

Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her
free act and deed
before me.

Received for Record *Joseph D. Adams* HENRY SMOLEN

Recorded by *Frank J. [illegible]* Vice Clerk

Henry Smith
Commissioner of the Superior Court

CHARLES G. JACKOWSKI and
KATHLEEN D. JACKOWSKI and
CHARLES J. JACKOWSKI

signer s and sealer of the foregoing instrument, and acknowledged the same to
be their free act and deed, before me,

John R. Franklin
John R. Franklin

My commission expires April 1, 1985



Rec'd. for Record *April 8 1980 11:40 A.M.*

Recorded by *Anthony J. Bona*
Town Clerk

TAX CERTIFICATE
FOR LAND RECORDS
(Short Form)
PRC-50A Rev. 11-78

STATE OF CONNECTICUT
COURT OF PROBATE

RECORDED:

[Note: File certificate with town clerk
where real property is situated.]

Court of Probate, District of Middletown

District No. 083

ESTATE OF

NENA S. SMOLEN, aka NENA SMOLEN

LATE OF Middletown

, DECEASED

DATE OF DEATH

10/1/79

DATE OF DEED

August 27, 1956

Vol. 276

Page 135

TOWN WHERE DEED RECORDED

Middletown

GRANTOR

Ruth E. Brovall

GRANTEE

NENA S. SMOLEN and Henry Smolen

This is to certify that it appears from the records and files of this Court said deceased was one of the joint tenants with right of survivorship in, OR retained an interest in or made a conveyance of real property whereby the gross taxable estate of said deceased included the real property described in the deed recorded in the above written volume and page of the land records of the town above written.

SAID RECORDS AND FILES FURTHER INDICATE THAT:

- ☒ No estate or succession tax is due the State of Connecticut in connection with the interest of said deceased.
- ☐ All estate or succession tax due the State of Connecticut has been fully paid.
- ☐

IN TESTIMONY WHEREOF, on this 20th day of March, 19 80, I have hereunto set my hand and affixed the SEAL of this Court to this certificate and a like copy which shall be recorded in the records of said Court.

Mary Chlasa
Mary Chlasa, Deputy Clerk



FOR COURT USE ONLY

ORIGINAL TO: _____

ON _____

TAX CERTIFICATE FOR LAND RECORDS (Short Form)

CERTIFICATE OF
DEVISE, DESCENT
OR DISTRIBUTION
PC-250 REV. 1/92
(PRC-58)

STATE OF CONNECTICUT

RECORDED

COURT OF PROBATE

[File certificate with town clerk
where real property is situated.]

COURT OF PROBATE, DISTRICT OF	Middletown	DISTRICT NO.	083
ESTATE OF	Henry Smolen	DATE OF DEATH	7-31-97
	deceased.		

Pursuant to C.G.S. §45a-450, this certifies that as appears from the records of this court, said deceased died on the date above written, and the following real property of the decedent is devised or distributed or set out or divided or descends to: *(Give name, place of residence, and share of distributee; give street address or lot number of real property, or if none, a brief description of the location. C.G.S. §45a-450.)*

TO: Tina Iomassetti, of 76 Harrison St. New Britain, Ct. all interest held by the decedent in and to property located at 99 East St. Middletown, Ct. more particularly bounded and described as follows:

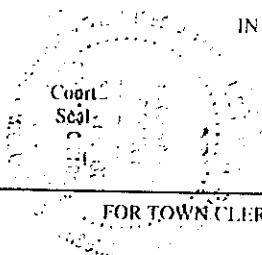
A certain piece or parcel of land situated in the Town of Middletown, Society of Westfield and bounded and described as follows, to wit:

NORTH: by Plum Road and land formerly of James H. Mosier and Elizabeth Louise Webster, partly by each;
SOUTH: by land formerly of Wingate C. Howard and Margaret C. Norton and Burton G. and Beatrice L. Folce, partly by each;
EAST: by land formerly of James H. Mosier and Elizabeth Louise Webster and East Street, and land of Burton G. and Beatrice L. Folce, partly by each, and
WEST: by land now or formerly of C.E. Bacon.

Containing thirty-five (35) acres more or less.

For a more particular description, reference should be made to the records of said probate court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this court on this

	30th	day of	November	, 19 98.
	<p><i>Mary C. Woods</i> Mary C. Woods x Hodges Assk. Clerk</p>			
FOR TOWN CLERK'S USE ONLY		FOR COURT USE ONLY		
		Original to:		
		Date Sent:		

CITY OF MIDDLETOWN

MUNICIPAL BUILDING

P.O. BOX 1300, 245 DEKOVEN DRIVE

MIDDLETOWN, CONNECTICUT 06457

TEL. (860) 344-3465

FAX (860) 344-3561



PURCHASE ORDER:

1999-01845

Be advised that the CITY OF MIDDLETOWN IS AN EQUAL OPPORTUNITY EMPLOYER and shall act in accordance with the Equal Employment Opportunity provisions of Section 202 of Part II of Presidential Executive Order 11246 as amended by Executive Order 11375

100 GENERAL FUND

140 PLANNING, CONSERVATION, DEVELOP

366 CONTRACTUAL SERVICES

Ship To: **BILL WARNER**
PLANNING & ZONING
245 DEKOVEN DR.
MIDDLETOWN, CT 06457

Vendor:

5680

NITZ, JOHN W. & ASSOCIATES
155 GREYSTONE DRIVE

PLANTVILLE, CT 06479-1856

State/Local Bid Information

Number:

Expiration Date:

Contract Page #:

P.O. Date:

21-Dec-1998

Item	Quantity	Item Description / Manufacturer Model #	Unit Price	Extension
1	1	Appraisal Services for the Smollen property.	1,900.00	1,900.00

Total: \$1,900.00

12/21/98
Date

Phyllis S. Prokop
Purchasing Agent Approval

APPRAISAL OF SMOLLEN PROPERTY MIDDLETOWN, CT

The City of Middletown acting through its Department of Planning Conservation and Development is interested in receiving proposals for the appraisal of the following property:

Smollen Property
Map 7, Block 15-2, Lot 1

Relevant information

1 single family home
34 acres of land
R-30 Zone

Proposals should be submitted to the Department of Planning, Conservation and Development by October 5, 1998.

Department of Planning, Conservation and Development
P.O. Box 1300
Middletown, CT 06457-1300
Fax 344-3593

John W. Nitz & Associates

*155 Greystone Drive
Plantsville, CT 06479-1856*

*(860) 276-0298 telephone
(860) 276-8464 fax*

*John W. Nitz, MAI
Real Estate Appraisers
and Consultants*

October 5, 1998

City of Middletown
Department of Planning, Conservation, and Development
P. O. Box 1300
Middletown, CT 06457-1300

**Re: Smollen Property
Map 7, Block 15-2, Lot 1
Middletown, Connecticut**

Dear Sir or Madam:

This letter serves as confirmation to perform a real estate appraisal on the above-referenced property. The appraisal fee will not exceed \$1,900. Two copies of the appraisal will be delivered within the next four to five weeks, and full payment is requested upon delivery of the report.

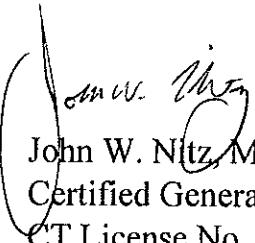
The appraisal report will be prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as well as under the guidelines of the Appraisal Institute.

Kindly sign this confirmation letter and mail or fax it to me at your earliest convenience.

AGREED TO THE TERMS ABOVE:

Respectfully,

City of Middletown
Department of Planning,
Conservation, and Development


John W. Nitz, MAI
Certified General Appraiser
CT License No. 00000449

QUALIFICATIONS AND EXPERIENCE OF JOHN W. NITZ, MAI

EDUCATION

University of Connecticut

Bachelor of Science, University of Connecticut; May 1988

Major: Real Estate and Urban Economics

Completed five-course core curriculum in the Center for Real Estate and Urban Economic Studies (CREUS)

Appraisal Institute

IA-1: Real Estate Appraisal Principles;

IA-2: Basic Valuation Procedures

8-2: Residential Valuation

IB-A: Capitalization Theory and Techniques;

IB-B: Capitalization Theory and Techniques

201: Principles of Income Property Appraising

2-1: Case Studies in Real Estate Valuation;

2-2: Report Writing and Valuation Analysis

SPP: Standards of Professional Practice (Parts A and B)

Attended various seminars and workshops sponsored by the Appraisal Institute

PROFESSIONAL AFFILIATIONS

- Member of the Appraisal Institute (MAI), Member No. 10,643
- Received RPA (Real Property Administrator) designation in the Building Owner's and Manager's Association (BOMA), completed seven property management courses
- Qualified and served as an expert witness
- Currently licensed and certified by the State of Connecticut, License No. 00000449; the State of Massachusetts, License No. 4407; and the State of New York, License No. 46000030832

EXPERIENCE

Associate Commercial/Industrial Appraiser

Donald J. Nitz & Associates, Inc., of North Haven, Connecticut

May 1986 to May 1992

Commercial Review Appraiser

Society For Savings, in Hartford, Connecticut; May 1992 to May 1993

Senior Review Appraiser

People's Bank, in Bridgeport, Connecticut; June 1993 to February 1994

Instructor

Course 6: Real Estate Investment and Finance - BOMA; February 1995 to May 1995

Appraisal I - University of Connecticut; April 1996 - May 1996;

September 1996 - November 1996; and April 1997 - May 1997

Principal Owner

John W. Nitz & Associates, Wallingford, Connecticut; February 1994 to Present

Properties appraised and/or reviewed include apartment and office buildings, industrial properties, shopping centers, service stations, automobile dealerships, hotels, golf courses, nursing homes, places of worship, various commercial/residential improvements, single and multi-family dwellings, condominiums, residential subdivisions, farm and raw land, building lots, and railroad trackage.